

**PROPERTY ADDRESS: 501 Sunrise Ave.**

**PRICE: \$108,000**

**Approx. 1,118 sq. ft.**

Sold for  
\$80,000  
8/9/13



**MAIN FLOOR:**

- \*Kitchen w/ eating area
- \*Spacious Living room
- \*Large Master Bedroom
- \*2 additional bedrooms (one bedroom has hook-ups for main floor laundry)
- \*Full bathroom

**BASEMENT:**

- \*Family room w/ heater
- \*3/4 bathroom
- \*2 finished non-egress rooms
- \*2nd laundry room
- \*Large Double Garage w/ Seasonal craft room (21'x21')
- \*Excellent Condition- very well built
- \*Very large attractive lot



**IMPROVEMENTS:**

- \*Almost new concrete driveway
- \*Newer Shingles
- \*Newer Furnace
- \*Newer C/A
- \*Most windows replaced by prior owner

**ADDITIONAL FEATURES:**

- \*High-eff. Gas furnace
- \*C/A
- \*Large breaker box
- \*Rain gutters have covers
- \*Good storage
- \*Small deck off front door

2013 Taxes: \$1,138

Parcel # 70.39168.0000

Legal: Lot 16, Blk. 2, Meyer's

*Morningside Manor*

Patrick Flanders Realty, Inc.  
"Paynesville's Oldest Active Real Estate Brokerage"  
Patrick K. Flanders, Broker/Agent  
207 Washburn Avenue  
Paynesville, MN 56342  
320-243-8484 (office phone & fax)  
320-260-4708 (cell)  
320-243-4439 (home)  
Website: [www.patrickflandersrealty.com](http://www.patrickflandersrealty.com)

The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

**PROPERTY ADDRESS: 111 Lake Ave. N  
Paynesville**

Sold for \$58,000  
8/16/13

**PRICE: \$62,000**

**Lot Size 50' x 150'**



**MAIN FLOOR:**

- \*Approx 1,150 sq. feet
- \*Full Bathroom
- \*Laundry Room
- \*Kitchen
- \*Large L-Shaped living with option of formal dining
- \*2 bedrooms
- \*Basement: Partial stone/poured
- \*Double Attached Garage 20' X 20'
- \*7' X 10' Shed

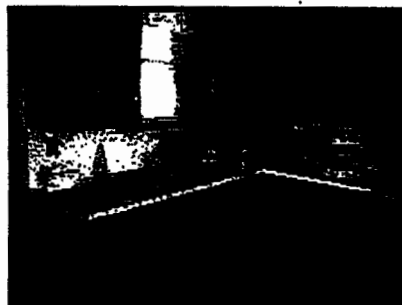
**OTHER FEATURES:**

- \*Furnace new in 2010
- \*Gas water heater
- \*Water softner
- \*NEW 100 AMP breaker box
- \*Wired for electric stove and dryer
- \*Central Air
- \*15' of public road for access
- \*Backup wall gas heater in front of the home

2013 Taxes: \$584.00

Parcel # 70.38755.0000

Legal: Lot 9, GALES ADDN



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320-280-4705 (cell)  
320-243-4439 (home)  
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PROPERTY ADDRESS: 326 Lake Ave

PRICE: ~~\$68,000~~

\$ 58,000

**MAIN FLOOR: (approx. 912 sq ft)**

- \*Kitchen
- \*Dining area
- \*Living room
- \*3 bedrooms
- \*Full bathroom
- \*Back Entry (9'x18')

**BASEMENT:**

- \*Unfinished

- \*Detached garage (16'x18')

- \*Wall A/C
- \*Hot water heat
- \*100 amp Breaker box
- \*Water Softener

**IMPROVEMENTS BY CURRENT OWNER:**

- \*New furnace in 2011
- \*New toilet
- \*New paint & flooring in 2011
- \*New ceiling fan

2013 Taxes: \$668

Parcel# 70.39398.0000

Legal: Lot 4, Blk 2 Robbins 1st Paynesville

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As of :  
1/21/2014

Parcel Number: 80-904-0080

Payable Year: 2013

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) | [Pay By Credit Card](#)

**General**

Receipt #	18730	Name	DRIGGS/DONALD A
ASMT	201 RESIDENTIAL/SINGLE UNIT		
Homestead	0 NON HOMESTEAD	MP#	80-904-0080
Cho-HS	99		

**Market/Tax**

Estimated Market	108000	Rate (112.11200)	0.17603	Gross Tax	1,400.00
Taxable Market	108000	County	648.96	Std/HACA/Cr	0.00
New Improvements	0	Twp/City	310.10	Spec Asmt	50.00
		State	0.00	Net Tx Due	1,450.00
TC Total	1080	Sch Voter	288.63		
TC Hstd	0	Sch Other	126.66	Tax AB/Addds	0.00
TC Non Hstd	1080	County Wide	4.73	S.A. AB/Addds	0.00
TC H & Hstd	0	Tax Incr	0	Adjusted Net	1,450.00
TC QTA	0	Debt	0.00		
		Watershed	28.37	Total Receipts	1,450.00
TC State	0	Sewer	0	Remaining Due	0.00
Hstd Credit	0.00	Agri	0		
Ag Credit	0.00				
Other Credit	0.00	City	0.00	MAY 15	725.00
		Sch Ref-Info	190.11	OCT 15	725.00
		Extra C.W.	12.65		
QTA Tax Amt	0.00	Non Sch Ref	0		

[Another Search](#) | [Back to ParcelList](#)

Patrick  
**Flanders**  
**Realty, Inc.**

Patrick Flanders, Broker  
207 Washburne Ave.  
Paynesville, MN 56362

January 22, 2014

I am familiar with the property located 29317 145<sup>th</sup> St NE. Regal MN. When asked to do a market analysis on this property, one must realize the limitations on this type of property.

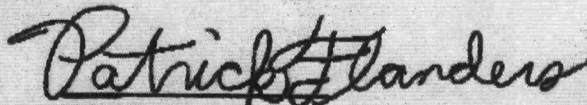
First, it is located in a very small town of approximately 15 residences. Towns of this size have very low demand in terms of new people wishing to move there to live. Minimal demand equals to minimal price. Further, this property is experiencing deferred maintenance and I would also be concerned about mold as I have witnessed standing water in the basement in the past.

I am not aware of any comp sales in Regal to assist us in this analysis which supports the concept of low demand in this type of market. Included with this analysis are three sales from Paynesville which is definitely a higher valued market. The property located at 501 Sunrise Ave. which sold for \$80,000 is an excellent example of what the subject property is not worth. The two smaller homes which both sold for \$58,000 would be competitive with the subject property.

The county tax assessor has the subject property valued at \$108,000. My only conclusion is the assessor is basing value more on the square footage and style of the home as opposed to condition and location.

In summary it is my conclusion that the subject property is worth approximately \$60,000.

Sincerely,

  
Patrick Flanders

COUNTY OFFICE BUILDING  
PO BOX 936  
WILLMAR, MN 56201

- THIS IS NOT A BILL - DO NOT PAY -  
IMPORTANT INFORMATION IS PRINTED ON THE BACK OF THIS FORM

Property ID: 80-904-0080

Taxpayer # 37279

VALUES AND CLASSIFICATION

Taxes Payable Year 2013 2014

DONALD A DRIGGS  
2925 CASCO POINT RD  
WAYZATA MN 55391

8286 1

1 Estimated Market Value: 108,000 106,500  
Homestead Exclusion:  
Other exclusions/deferrals:  
Taxable Market Value: 108,000 106,500  
Property Classification: RES NON-HSTD RES NON-HST

PROPOSED TAX

Legal Description:

SECT-04 TWP-122 RANG-33  
THAT PART OF THE S 20 RODS OF THE W 16 RODS  
OF THE SW1/4 OF NW1/4 LYING S OF THE FLWG  
DESC LINE: COMM AT THE SW COR OF SD SW1/4 OF  
NW1/4, TH N 161.77' TO PT OF BEG OF LINE  
Property Address:  
29317 145TH ST NE

Step

2

1,290.00

Step

3

PROPERTY TAX STATEMENT

Will be mailed to you in Spring of 2014

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2013	Proposed 2014
KANDIYOHI COUNTY PH# 320-231-8215 2200 - 23RD ST NE WILLMAR, MN 56201	6:00 P.M. DEC 5 H & H S BUILDING 2200 - 23RD ST NE	648.96	610.08
REGAL CITY PH# 320-243-4810 14451 STATE HWY #55 N.E. BELGRADE, MN 56312	NO MEETING REQUIRED	310.10	306.93
STATE GENERAL TAX		.00	.00
PAYNESVILLE PH# 320-243-3410 SCHOOL DISTRICT #741 PAYNESVILLE, MN 56362	741 6:30 P.M. DEC. 3 HIGH SCHOOL SEMINAR ROOM		
VOTER APPROVED LEVIES		268.53	248.44
OTHER LOCAL LEVIES		126.66	82.67
SPECIAL TAXING DISTRICTS		45.75	41.68
TAX INCREMENT		.00	.00
TOTAL Excluding Special Assessments	Percent Change 7.8 - %	1,400.00	1,290.00

The time to provide feedback on  
PROPOSED LEVIES IS NOW